

Conceptual Site Layout Plan Of  
**Heritage Park**  
Sandbridge Road, Virginia Beach, VA

Site Summary

Site Area: ±276 Ac  
Existing Zoning: AG-1 / AG-2

Proposed Zoning:

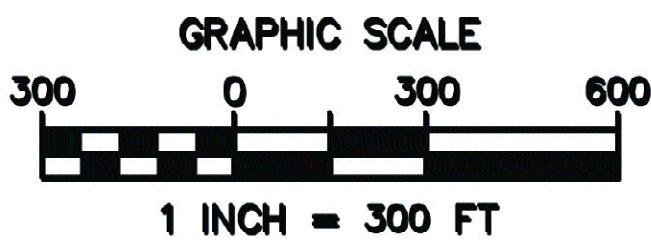
R-20 Open Space: ±185.1 Acres  
256 Lots @ Min. 12,000 SF

Open Space Req'd: ± 41.4 Acres  
(15% of 276.0)

Open Space Provided: ± 170.4 Acres (62.0% of 276 Ac.)  
Reg. Open Space: ± 58.0 Acres  
Equestrian Related: ±90.9 Ac.  
Ponds: ± 17.5 Acres  
R/W Open Space: ±4.0 Ac.

Lot Area/Hard Surface Pavement: ± 105.6 Acres  
Lot Area: ± 89.1 Acres  
Hard Surface Pavement: ±16.5 Ac.

P-1  
Equestrian Related: ± 90.9 Acres  
(3.0 Ac. Pond)



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DATE: 04/02/02